



Environmental Checklist Form (Initial Study Part II)

- 1. Project title and case file number: Veterans Village "New Resolve" - ENV15-0003 and PHG14-0020
2. Lead agency name and address: City of Escondido, 201 N. Broadway, Escondido, CA 92025
3. Lead agency contact person name, title, phone number and email: Jay Paul, Associate Planner, 769-839-4537 jpaul@ci.escondido.ca.us
4. Project location: 1556 S. Escondido Blvd., Escondido, CA 92025 (APNs 236-460-04, 236-460-05, 236-460-09, 236-460-59)
5. Project applicant's name, address, phone number and email: Phil Landis, VVSD, 4141 Pacific Highway, San Diego, CA 92110 619-393-2025 phil.landis@vvsd.net
6. General Plan designation: General Commercial
7. Zoning: General Commercial and South Escondido Boulevard Neighborhood Plan
8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
The project involves a Master and Precise Development Plan for a proposed mixed-use development on a 1.8-acre site (Figures 1 and 2) consisting of a 54-unit affordable multi-family residential apartment project for military veterans and their families; on-site administration offices, business center, clubhouse, and other support spaces for the residents; and a small commercial component to support training opportunities offered at the facility. The residential component includes the construction of 48 new apartment units and preservation of 6 existing apartment units. The 48 new units would be situated in two, three-story buildings and include 11 one-bedroom units and 37 two-bedroom units. The commercial component includes a small retail ground floor space (approximately 1,500 square feet) to be used as a daytime delicatessen-type operation to provide training and employment for residents (Figure 3). The lot currently is zoned General Commercial (CG) and also within the South Escondido Boulevard Neighborhood Plan. A Zone Change to Planned Development-Mixed Use (PD-MU) is proposed to facilitate development of the project in accordance with Section 6(b) "Mixed-Use Project" of the Neighborhood Plan and Article 19 (Planned Development Zone) of the Zoning Code. The project would provide 84 parking spaces consisting of open garage space (two-car tandem spaces) and uncovered open spaces.
The project site is developed with historic adobe commercial and multi-family residential structures, and some of these structures will be retained and incorporated into the project. Project implementation would include demolition of the four-unit apartment building and arched uncovered porch entry feature; carport; workshop/storage building; and portions of the adobe walls including the 8-foot-high wall along South Escondido Boulevard. The pool and other landscape features also would be removed.
9. Surrounding land uses and setting (briefly describe the project's surroundings):
The approximately 1.8-acre, L-shaped project site is comprised of four parcels (APNs 236-460-04, -05, -09 and -59) and fronts onto and takes access from South Escondido Boulevard on the west and 15th Avenue on the north. The site is located within an urban area of the City within the South Escondido Boulevard Neighborhood Planning Area and is surrounded by a mix of residential and commercial zoning and land uses including single- and two-story multi-family development on the east; retail commercial on the north and a three-story mixed-use multi-family development north across 15th Avenue; vacant commercial development on the south, and a mix of

retail commercial and three-story mixed-use residential development to the west across South Escondido Boulevard. The site is relatively flat and generally slopes and drains to the west. Existing development includes single-story apartment and commercial buildings (adobe construction), swimming pool, paved parking, and ornamental landscaping. A community garden also is located towards the southern portion of the site. Vegetation generally includes turf grass/lawn, palm and other ornamental trees, cacti, and small shrubs. The site does not contain any native vegetation, sensitive vegetation or habitat areas, or significant drainage features (see Figure 2).

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).
The applicant would be required to comply with the NPDES General Permit for Storm Water Discharges Associated with Construction of Land Disturbance Activities (SWRCB Order No. 2009-0009-DWQ, NPDES No. CA2000002), as well as related City requirements for storm water/erosion control.

The project applicant is seeking federal funding in the form of U.S. Department of Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) rental vouchers assistance for veterans. Due to federal funding involvement, an Environmental Assessment (EA) would be required in order to satisfy HUD's NEPA compliance obligations as the federal funding agency. At the local level, the County of San Diego is responsible for processing the EA in its role as the awarding body for the Section 8 VASH vouchers.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below potentially would be affected by this project involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology and Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** shall be prepared.
- I find that, although the proposed project might have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made, or agreed to, by the project proponent. A **MITIGATED NEGATIVE DECLARATION** shall be prepared.
- I find that the proposed project might have a significant effect on the environment and/or deficiencies exist relative to the City's General Plan Quality of Life Standards, and the extent of the deficiency exceeds the levels identified in the City's Environmental Quality Regulations pursuant to Zoning Code Article 47, Section 33-924 (b), and an **ENVIRONMENTAL IMPACT REPORT** shall be required.
- I find that the proposed project might have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment, but at least one effect: a.) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and b.) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** shall be required, but it shall analyze only the effects that remain to be addressed.
- I find that, although the proposed project might have a significant effect on the environment, no further documentation is necessary because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project.

Signature 

Date 4/21/15

Bill Martin, Deputy Planning Director
Printed Name and Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. This section evaluates the potential environmental effects of the proposed project, generally using the environmental checklist from the State CEQA Guidelines as amended and the City of Escondido Environmental Quality Regulations (Zoning Code Article 47). A brief explanation in the Environmental Checklist Supplemental Comments is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. All answers must take into account the whole action involved, including off-site, on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts and mitigation measures. Once the lead agency has determined that a particular physical impact might occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. The definitions of the response column headings include the following:
 - A. "Potentially Significant Impact" applies if there is substantial evidence that an effect might be significant. If there are one or more "Potentially Significant Impact" entries once the determination is made, an EIR shall be required.
 - B. "Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 2 below, "Earlier Analyses," may be cross-referenced). Measures incorporated as part of the Project Description that reduce impacts to a "Less than Significant" level shall be considered mitigation.
 - C. "Less Than Significant Impact" applies where the project creates no significant impacts, only less than significant impacts.
 - D. "No Impact" applies where a project does not create an impact in that category. "No Impact" answers do not require an explanation if they are adequately supported by the information sources cited by the lead agency which show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. Earlier Analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - A. Earlier Analysis Used. Identify and state where it is available for review.
 - B. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of an adequately analyzed earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - C. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
3. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
4. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
5. The explanation of each issue should identify the significance of criteria or threshold, if any, used to evaluate each question, as well as the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. <u>AESTHETICS.</u> Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
II. <u>AGRICULTURAL RESOURCES.</u> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency or (for annexations only) as defined by the adopted policies of the Local Agency Formation Commission, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. <u>AIR QUALITY.</u> Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IV. BIOLOGICAL RESOURCES: Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES. Would the project:

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|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VI. GEOLOGY AND SOILS. Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

VII. GREENHOUSE GAS EMISSIONS. Would the project:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?
- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a. Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially depleting groundwater supplies or substantially interfering with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Cause significant alteration of receiving water quality during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Cause an increase of impervious surfaces and associated run-off?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Cause potentially significant adverse impact on ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Create or exacerbate already existing environmentally sensitive areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
q. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
r. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. <u>LAND USE PLANNING.</u> Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. MINERAL RESOURCES. Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. NOISE. Would the project result in:

a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING. Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XIV. PUBLIC SERVICES. Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| i. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| v. Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XV. RECREATION. Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:

a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Where deficiencies exist relative to the City's General Plan Quality of Life Standards, does the project result in deficiencies that exceed the levels identified in the Environmental Quality Regulations {Zoning Code Section 33-924 (a) }?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**MITIGATED NEGATIVE DECLARATION
(Final)
ENVIRONMENTAL CHECKLIST
SUPPLEMENTAL
COMMENTS**

**Veterans Village “New Resolve”
(City File No. ENV15-0004 and PHG14-0020)**

An Initial Study Environmental Checklist was prepared for this project and is included as a separate attachment to this Final Mitigated Negative Declaration (MND). The information contained in the Initial Study and the MND Supplemental Comments will be used by the City of Escondido to determine potential impacts associated with the proposed project.

INTRODUCTION

This Negative Declaration assesses the environmental effects of the proposed Veterans Village mixed-use development “New Resolve” generally located on the eastern side of South Escondido Boulevard, south of 15th Avenue, addressed as 1556 South Escondido Boulevard (APNs 236-460-04, -05, -09 and -59).

As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may submit comments on the **Draft Mitigated Negative Declaration** in writing before the end of the **20-day** public review period starting on **April 23, 2015** and ending on **May 12, 2015**. Written comments on the Draft Mitigated Negative Declaration should be submitted to the following address by **5:00 p.m., May 12, 2015**. Following the close of the public comment review period, the City of Escondido will consider this Negative Declaration and any received comments in determining the approval of this project.

City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025-2798

Contact: Jay Paul, Associate Planner
Telephone: (760) 839-4671
Fax: (760) 839-4313
Email: jpaul@ci.escondido.ca.us

A printed copy of this document and any associated plans and/or documents are available for review during normal operation hours for the duration of the public review period at the City of Escondido Planning Division at the address shown above, and also available on the City’s website. The City of Escondido General Plan Update (2012); Final Environmental Impact Report (2012); and Climate Action Plan are incorporated by reference. These documents are available for review at, or can be obtained through the City of Escondido Planning Division or on the City of Escondido website.

PROJECT DESCRIPTION

The project involves a Master and Precise Development Plan for a proposed mixed-use development on a 1.8-acre site (Figures 1 and 2) consisting of a 54-unit affordable multi-family residential apartment project for military veterans and their families; on-site administration offices, business center, club house and other support spaces for the residents; and a small commercial component to support training opportunities offered at the facility. The residential component includes the construction of 48 new apartment units and preservation of 6 existing apartment units. The 48 new units would be situated in two, three-story buildings and include 11 one-bedroom units, 32 two-bedroom units, and 5 three-bedroom units. The commercial component includes a small retail ground floor space (approximately 1,500 square feet) to be used as a daytime delicatessen-type operation to provide training and employment for residents (Figure 3). The lot currently is zoned General Commercial (CG) and also within the South Escondido Boulevard Neighborhood Plan. A Zone Change to Planned Development-Mixed Use (PD-MU) is proposed to facilitate development of the project in accordance with Section 6(b) "Mixed-Use Project" of the Neighborhood Plan and Article 19 (Planned Development Zone) of the Zoning Code. The project would provide 84 parking spaces consisting of open garage space (two-car tandem spaces) and uncovered open spaces.

The project site is developed with historic adobe commercial and multi-family residential structures and some of these structures would be retained and incorporated into the project. Project implementation would include demolition of the four-unit apartment building and arched uncovered porch entry feature; carport; workshop/storage building; and portions of the adobe walls including the 8-foot-high wall along South Escondido Boulevard. The pool and other landscape features also would be removed.

Primary access to the project site would be provided from a single driveway along South Escondido Boulevard. The project also fronts onto 15th Avenue on the north, and two driveways would provide access to the existing six-unit adobe apartment units and selected parking spaces. However, through vehicular access would not be provided from 15th Avenue. Proposed site improvements would include underground utilities, flatwork, and landscaping. Construction of the project would involve minimal grading of the site, with an anticipated export of approximately 600 cubic yards (Figure 4). Site grading would be completed in compliance with the Geotechnical Investigation (Appendix A) recommendations and the Typical Earthwork Guidelines provided in the report. New landscaping and irrigation would be provided, including street trees (Figure 5).

City of Escondido water, sewer, and storm drain lines currently are located within and surrounding the project site within the existing right-of-way and/or easements. The project would include an on-site infrastructure system that would connect to these existing off-site City utilities. The on-site sewer system would consist of a 6-inch network that would connect to the existing City line in South Escondido Boulevard. The project would include new domestic water lines, and 8-inch water main lines within the project site. Water (fire and domestic supply) would continue to be provided to the site through connections to the 12-inch City's water main in South Escondido Boulevard and the 20-inch water main in 15th Avenue. The existing storm drain located south of the site within Escondido Boulevard would be extended to the project site to connect to the proposed project storm water/drainage system.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The approximately 1.8-acre, L-shaped project site is comprised of four parcels (APNs 236-460-04, -05, -09 and -59) and fronts onto and takes access from South Escondido Boulevard on the west and 15th Avenue on the north. The site is located within an urban area of the City within the South Escondido Boulevard Neighborhood Planning Area and is surrounded by a mix of residential and commercial zoning and land uses including single- and two-story multi-family development on the east; retail commercial on the north, and a three-story mixed-use multi-family development north across 15th Avenue; vacant commercial

development on the south, and a mix of retail commercial and three-story mixed-use residential development to the west across South Escondido Boulevard. The site is relatively flat and generally slopes and drains to the west. Existing development includes single-story apartment and commercial buildings (adobe construction), swimming pool, paved parking, and ornamental landscaping. A community garden also is located towards the southern portion of the site. Vegetation generally includes turf grass/lawn, palm and other ornamental trees, cacti, and small shrubs. The site does not contain any native vegetation, sensitive vegetation or habitat areas, or significant drainage features (see Figure 2).

Veterans Village of San Diego has served veterans and their families since 1981, providing a range of housing and services at its five locations throughout the County of San Diego. Veterans Village has been in operation at the Escondido facility located at 1556 South Escondido Boulevard since 1995, operating a 44-bed transitional housing facility for veterans. Prior to Veterans Village use of the site, the buildings have been used as offices for Weir Brothers Construction (who built the adobe structures) and also as a barber shop, single-family residence and apartments.

Responsibility Agency Permit Approvals

The applicant would be required to comply with the NPDES General Permit for Storm Water Discharges Associated with Construction of land Disturbance Activities (SWRCB Order No. 2009-0009-DWQ, NPDES No. CA2000002), as well as related City requirements for storm water/erosion control.

The project applicant is seeking federal funding in the form of U.S. Department of Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) rental vouchers assistance for veterans. Due to federal funding involvement, an Environmental Assessment (EA) would be required in order to satisfy HUD's NEPA compliance obligations as the federal funding agency. At the local level, the County of San Diego is responsible for processing the EA in its role as the awarding body for the Section 8 VASH vouchers.

Anticipated Public Hearings

A public hearing for this project has not been scheduled. Additional public notice will be provided when the project is scheduled for Planning Commission and City Council consideration.

I. AESTHETICS

a. *Have a substantial adverse effect on a scenic vista?*

No Impact. Scenic resources in the City of Escondido include views to and from hillsides and prominent ridgelines and other prominent natural landforms. More prominent ridgelines/hillside areas generally are located towards the northern and eastern areas of the City. Views from surrounding roadways adjacent to the site do not include any scenic resources that are identified as significant in the General Plan (2012), such as “ridgelines, unique landforms, visual gateways and edges of the community.” The topography of the site is relatively flat in correlation with adjacent properties, intervening buildings and landscaping on and adjacent to the site, which affect views through the site. Therefore, public views that include the site generally are limited and the project would not have an adverse effect on a scenic vista.

b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. State scenic highways are those highways that are either officially designated as State Scenic Highways by the California Department of Transportation (Caltrans) or are eligible for such designation. There are no officially designated or eligible highways within the project area. There are no unique trees, trees of significant stature, or significant topographical features located on the site. Therefore, the proposed project would not affect any scenic resources. The proposed impact to historic buildings/resources is evaluated in Section V. Cultural Resources.

c. *Substantially degrade the existing visual character or quality of the site and its surroundings?*

Less than Significant Impact. The site is located in the urban area of the City and along a commercial corridor developed with a mix of residential and commercial uses. Residential use in the area includes a mix of multi-level and single-story residences. South Escondido Boulevard and 15th Avenue currently are developed and operate as two-lane roadways, including curb, gutter, and sidewalks. The site is developed with single-story office and apartment buildings. The proposed project would retain several of the single-story adobe structures, and introduce two, three-story residential buildings up to 35 feet in height. The architecture of the new buildings has incorporated a design to be compatible with the adobe ranch architecture of the existing buildings, and has included several of the features of the existing buildings to provide an appropriate transition. Although three-story structures would be introduced to the site (Figures 6 and 7), which would increase the overall mass and scale of the existing site, the development would be consistent with the visual character of the surrounding area that includes other nearby three-story mixed-use developments, and multi-story commercial and multi-family residential structures. The project has been designed to reduce its visual impact by including landscaping that includes perimeter and interior trees, shrubs, and groundcover. While the increase in residential units would result in an increased urban feel, this change would be less than significant considering the existing urbanized character and project design features employed to lessen potential visual impacts. Overall, the visual character and quality impacts of the project would be less than significant.

d. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less than Significant Impact. Existing lighting sources on the site and surrounding area generally consist of street lights; security lights, parking lot lights, and vehicle headlights. The proposed lighting for the project generally would consist of new or relocated parking lot lighting, new area lighting around the buildings and walkways, and building security lighting, which would be compatible with existing lighting throughout the project vicinity. All new lighting would be required to be in compliance with the City's Outdoor Lighting Ordinance (Zone Code Article 35). Article 35 of the City's Zoning Ordinance, referred to as the Escondido Outdoor Lighting Ordinance, is intended to minimize unnecessary nighttime lighting and glare for the benefit of the citizens of the City and astronomical research at Palomar Mountain Observatory. All proposed street

lights and parking lot lights would have dark sky compliance certification and be consistent with City requirements. The proposed project would comply with this ordinance which would require appropriate shielding and automatic timing devices. Therefore, new nighttime lighting as a result of the proposed project would be compatible with existing development and would not adversely affect nighttime views in the area. The proposed project's light or glare impacts would be less than significant.

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency or (for annexations only) as defined by the adopted policies of the Local Agency Formation Commission, to non-agricultural use?*
- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

Based on the reviewed historical topographic maps and aerial photographs, the project site and surrounding area were generally rural agricultural land from 1939 to 1963, when extensive residential and commercial development appeared in the area. Currently, the immediate project area is predominantly developed for light commercial business use and residential use.

No Impact. The project site is developed and does not include any active agricultural uses or agricultural resources. The site is not zoned for agricultural uses and is not adjacent to areas zoned for or in agricultural use. No farmland, forest land, timberland, or other agricultural uses occur on the project site or surrounding area. No agricultural land would be converted to non-agricultural uses as a result of project implementation. There are no Williamson Act Contract lands or agricultural zones on or near the site. The property is not listed as agricultural or prime farmland by the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program. The project site and surrounding area is not listed as prime Agricultural Lands in the General Plan Final EIR, which was prepared for the most recent General Plan Update in 2012 (Escondido 2012). Therefore, the proposed project will not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use, or result in the conversion of forest land to non-forest use. Therefore, the project would have no direct or indirect agricultural resource impact (State of California Department of Conservation 2015).

III. AIR QUALITY

Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

- a. *Conflict with or obstruct implementation of the applicable air quality plan?*

Less than Significant Impact. The California Clean Air Act requires areas that are designated nonattainment of state ambient air quality standards for ozone, carbon monoxide, sulfur dioxide, and nitrogen dioxide to prepare and implement plans to attain the standards by the earliest practicable date. The San Diego Air Basin

(SDAB) is designated nonattainment for ozone. Accordingly, the Regional Air Quality Strategy (RAQS) was developed to identify feasible emission control measures and provide expeditious progress toward attaining the state standard for ozone and particulate matter. The two pollutants addressed in the RAQS are reactive organic gases and oxides of nitrogen, which are precursors to the formation of ozone. Projected increases in motor vehicle usage, population, and growth create challenges in controlling emissions to maintain and further improve air quality. The RAQS, in conjunction with the Transportation Control Measures, were most recently adopted in 2009 as the air quality plan for the region.

The California State Implementation Plan (SIP) is the document that sets forth the state's strategies for attaining the National Ambient Air Quality Standards (NAAQS). The San Diego Air Pollution Control District (SDAPCD) is the agency responsible for preparing and implementing the portion of the California SIP applicable to the San Diego Air Basin (SDAB). Since the SDAB is designated as in basic non-attainment of the NAAQS and in serious non-attainment of the more stringent California State Ambient Air Quality Standards (AAQS) for ozone, the SDAPCD's Regional Air Quality Strategy (RAQS) outlines the plans and control measures designed to attain the AAQS for ozone. The California SIP and the SDAPCD's RAQS were developed in conjunction with each other to reduce regional ozone emissions. The SDAPCD relies on information from CARB and SANDAG, including projected growth, mobile, area and all other source emissions, in order to predict future emissions and develop appropriate strategies for the reduction of source emissions through regulatory controls. The CARB mobile source emission projections and SANDAG growth projections are based on population and vehicle trends and land use plans developed by the incorporated cities and the County of San Diego. As such, projects that propose development that is consistent with the growth anticipated by SANDAG would be consistent with the RAQS and the SIP.

The Escondido General Plan Update FEIR assessed whether development consistent with the General Plan would conflict with or obstruct implementation of the RAQS and SIP. The FEIR determined that the growth accommodated by the General Plan would be consistent with the growth accounted for in the RAQS and SIP. As such, development consistent with the Escondido General Plan would be consistent with the RAQS and SIP. The General Plan calls for mixed-use residential projects within this area of the South Escondido Boulevard Corridor and South Escondido Boulevard/Felicita Avenue Target Area(e) to develop at a minimum density of 30 dwelling units per acre (du/ac) and the project is proposing of density of 30 du/ac. Therefore, the proposed project would be consistent with the General Plan growth assumptions and would not conflict with or obstruct implementation of the applicable air quality plan. Impacts would be less than significant. Additionally, because project emissions would be less than the significance levels, and because the project is consistent with the City's General Plan, the project would not conflict with or obstruct the implementation of the San Diego RAQS or applicable portions of the SIP. Project impacts would be less than significant.

The project emissions would be minimal given the size (1.8 acres) and infill nature of the project. Implementation of the project would result in short-term and temporary construction-related emissions. Sources of construction-related air emissions include fugitive dust from grading activities; construction equipment exhaust; construction-related trips by workers, delivery trucks, and material-hauling trucks; and construction-related power consumption. Emissions associated with construction would be below the significance thresholds for all pollutants. The project would comply with standard dust control measures. Thus, emissions associated with construction would not result in a significant impact on ambient air quality.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less than Significant Impact. The Environmental Quality Regulations (EQR), as established in the Escondido Municipal Code Chapter 33 Article 47, establish screening thresholds to determine if additional analysis is required to determine whether a project would result in significant impacts. Section 33-924(G) pertains to air quality impacts. A project would require a technical study if it would exceed the City's emission screening level criteria. Projects that would not exceed the screening level criteria are considered not to have a significant impact related to air quality violations. The project is not anticipated to exceed screening level criteria. The project would consist of demolition of existing structures and construction of a mixed-use

development of low-income housing with support spaces and a small commercial component. The project would not include any new uses, such as heavy machinery that could result in stationary source emissions. Mobile source emissions attributed to the project would be minimal. Emissions would primarily be associated with the construction phase of the project, as described under III (a). Impacts would be less than significant.

The air quality impact analysis trigger criterion for multi-family residential development is 420 dwelling units. The proposed project proposes 48 new residential units (total 54 units); therefore, it does not exceed the trigger criteria and an air quality impact analysis is not required for the proposed project. Based on the analysis in the General Plan Update FEIR, the proposed project would have a less than significant impact related to air quality violations during construction and operation. However, in order to ensure that fugitive dust emissions during construction would not be significant, the General Plan Update FEIR requires future projects to implement construction dust control measures, which is a standard requirement for a project condition of approval and issuance of grading/improvement plan.

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less than Significant Impact. As described above in II(a), mobile source emissions associated with the project would be minimal. Project construction would result in emissions, as described above; however, all construction-related emissions would be less than established significance thresholds for each criteria pollutant. Emissions would be less than significant, and therefore, the project would not result in a cumulatively considerable increase in any criteria pollutant for which the region is non-attainment.

d. Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. A sensitive receptor is a person in the population who is more susceptible to health effects due to exposure to an air contaminant than is the population at large. Examples include residences, schools, playgrounds, child care centers, churches, athletic facilities, retirement homes, and long-term health care facilities. As described above in III(a), mobile source emissions associated with the project would be minimal. Project construction would result in some construction-related emissions; however, these emissions would be short term and temporary in nature and not exceed established thresholds for criteria pollutants. Sensitive receptors near the project site include adjacent residential uses; however, exposure would be short term and temporary in nature and not exceed established thresholds for criteria pollutants. Impacts would be less than significant.

e. Create objectionable odors affecting a substantial number of people?

Less than Significant Impact. The project does not include any land uses typically associated with odor complaints. During construction, diesel equipment may generate some nuisance odors. Sensitive receptors near the project site include adjacent residential uses; however, exposure to odors associated with project construction would be short term and temporary in nature. Impacts would be less than significant.

IV. BIOLOGICAL RESOURCES

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- e. *Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?*
- f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

No Impact. The project site is located within an urban area of the City and developed with a variety of buildings, hardscape, and landscaping. No native or sensitive habitats or species, or major drainage features exist on-site. Vegetation on-site consists of grass, the small community garden, palm trees, other trees, cacti, and small shrubs. Due to the disturbed nature of the project site and the surrounding commercial and residential development, the site does not function as a local or regional wildlife corridor. The Escondido Master Plan for Parks, Trails, and Open Space identifies key wildlife corridors in the City. The project site is not located in any of the wildlife corridor areas identified in the Master Plan for Parks, Trails and Open Space. Additionally, there are no bodies of water found within the project site and thus no aquatic life can be supported on the project site. Additionally, Section 33-1069 of the Excavation and Grading Ordinance includes vegetation and replacement standards for impacts to mature and/or protected trees. The loss of any mature trees on the site would be replaced in conformance with the City's Grading Ordinance. There are no protected trees (oak trees) located on the site. Because the project is located within an urban area and along a commercial corridor, development of the site would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, other approved local, regional, or state habitat conservation plan such as the County of San Diego Multiple Species Conservation Program (MSCP).

The mature trees on-site have potential biological value, as they may provide nesting opportunities. Raptor breeding is protected by the California Department of Fish and Wildlife Code, and migratory bird nesting is protected by the Migratory Bird Treaty Act. In accordance with these regulations, the following avoidance measure and project condition would be placed on any construction permits issued by the City for this project:

No clearing, grubbing, grading, or other construction activities shall occur between February 15 and September 15, the raptor and migratory bird nesting season, unless a qualified biologist completes a pre-construction survey to determine if active nests are present or absent. If no active nests are present, then construction activities may proceed. If active raptor nests are present, no grading or removal of habitat shall take place within 300 feet of active nesting sites during the nesting/breeding season (February 15 through September 15). *The pre-construction survey must be conducted within 10 calendar days prior to the start of construction activities (including the removal of vegetation). The applicant shall submit the results of the preconstruction survey to the City for review and approval prior to initiating any construction activities.*

Compliance with the California Department of Fish and Wildlife Code and Migratory Bird Treaty Act ensures avoidance of nesting raptor and migratory bird impacts. No biological resource impact would occur.

V. CULTURAL RESOURCES

Would the project:

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

Less than Significant with Mitigation Incorporated. The project site has been evaluated for potential listing on the local, state, and national registers by Heritage Architecture and Planning (March 5, 2015). Historical research and site evaluation reveal that the Weir Bros. Construction company office building (1534–1538 South Escondido Boulevard) appears to be eligible as a historic resource at the local level of significance under the Criterion B and C for the National Register of Historic Places, under Criterion 1 and 3 for the California Register of Historical Resources, and under Criterion 1, 2, 3, and 5 for the City of Escondido. In addition, the Adobe Villa Apartments (1540 South Escondido Boulevard) appears to be eligible for listing as a historic resource under Criterion C/3 for the National Register of Historic Places and California Register of Historical Resources as well as Criterion 1, 2, 3, and 5 for City of Escondido's Local Register (Appendix B).

The resources are both directly associated with the renowned Mid-Century Modern design-build firm of Weir Bros. Construction and retain a high level of integrity for their architectural style, incorporating the company's signature use of modern adobe construction techniques and Custom Ranch style of architecture to their office and apartment buildings. They are also the only known commercial building and apartment complex associated with Weir Bros. Construction firm.

The project has been designed to retain many of the historic adobe structures, but proposes to demolish the arched uncovered porch entry to the four-unit complex at the rear of the site, the 8-foot-high perimeter wall facing South Escondido Boulevard, and the adobe workshop/storage building. These demolition activities could result in potentially significant impacts on the historical resources. On April 7, 2015 the Escondido Historic Preservation Commission (HPC) considered the applicant's request to remove several of the historic adobe structure described above and unanimously made a recommendation of approval for the proposed demolition of the resource as well as the following mitigation measures to reduce potential impacts to less than a significant level:

CUL-1: Existing Buildings - The Veterans Village of San Diego New Resolve-Low Income Housing proposes to retain two buildings within the area of potential effect (APE), the Weir Brothers Construction Company building, and the 1961 Adobe Villa Apartment.

- a. **Historic Structure Report.** Prior to construction on the site, the existing historic buildings must be documented according to the National Park Service's (NPS) "Preservation Briefs 43, The Preparation and Use of Historic Structure Reports." The Historic Structure Report (HSR) is the optimal first phase of historic preservation efforts for a significant building or structure, preceding design and implementation of rehabilitation work. The HSR provides a critical first step in planning an appropriate treatment (preservation, restoration, rehabilitation, and reconstruction), determining the character-defining features, understanding how the building has changed over time, and assessing levels of deterioration within the framework of The Standards.
- b. **On-Site Construction Observation.** A qualified historic architect shall make periodic site visits to monitor construction activities to assure compliance with the approved construction documents with regards to historical resources. In the event that previously unidentified historic fabric is discovered, the City shall have the authority to direct or temporarily halt disturbance operations in the area of discovery to allow evaluation of potentially significant resources. The significance of the discovered resources shall be determined by the qualified historic architect in consultation with City staff. City staff must concur with the evaluation procedures to be performed before construction activities are allowed to resume.

Proposed Demolition - The Veterans Village of San Diego New Resolve-Low Income Housing project proposes to demolish two buildings, a carport, and site perimeter walls. The following shall be implemented as part of the demolition process.

- a. Historic American Building Survey (HABS) Documentation Prior to demolition, the entire site shall be documented according to the NPS Standards and Guidelines. The documented report must be prepared by a Secretary of the Interior's Qualified Historic Architect and Historian. This documentation, formerly referenced as HABS Level II, shall include 11"x17" measured drawings; historic documentation and description in outline format; and large format quality 4"x5" photographs of the exterior and interior of each of the buildings and site features. If available, copies of historic photographs of the resources shall be included in the documentation. One hardcopy and one electronic (pdf) copy of this documentation shall be submitted to each of the following: the City of Escondido, the Escondido Historical Society, and the Escondido Public Library Pioneer Room.
- b. Salvage Materials. Prior to demolition, distinctive representative architectural features shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan, or perhaps removed to another location on-site as provided for in The Standards. If reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories.
- c. Interpretive Signage or Display Panels. Installation of interpretive signs or display panels in a publicly visible location that describe the history of the site and proposed project is to be displayed during construction. Historic images, if available, or a permanent bronze plaque shall be displayed/installed in an appropriate public or open space area within the site.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

No Impact. The site is listed as historic as described in V(a). Site grading for the project grading would be minimal and primarily within previously disturbed soils, and therefore is not expected to uncover unknown subsurface cultural resources. The project would have no impact on archaeological resources.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less the Significant with Mitigation Incorporated. Underlying formations consist of Quaternary-aged alluvial deposits overlying Cretaceous-aged crystalline granitic basement rocks of the southern California Batholith (see Appendix A). The site does not contain any unique geologic features. The granitic basement rocks have very limited potential to produce paleontological resources and are considered to have a paleontological resource sensitivity of zero to low. Quaternary-aged alluvium was encountered to a depth of approximately 8 to 10 feet at the site and, because these deposits have the potential to yield scientifically significant vertebrate fossils, the paleontological sensitivity of these near surface materials is high. Although the project includes grading of an already developed site and within previously disturbed soils, there is the potential for the project to impact a significant unique paleontological resource should the grading extend to the depths at which the Quaternary-aged alluvium was encountered. To mitigate the potential impacts to below a level of significance, the following mitigation measures are proposed for implementation:

CUL-2: Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below.

- A qualified paleontologist or a paleontological monitor shall be on site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist).
- In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense.
- A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.

d. Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. No formal cemetery or human remains are known to be present on-site. If any remains are encountered, the project would proceed in accordance with CEQA Section 15064.5(e), the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5).

VI. GEOLOGY AND SOILS

Would the project:

- a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:*
 - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

No Impact. A Geotechnical Investigation (see Appendix A) was completed to address geology and soils issues on-site. The site is not mapped within a state-designated Earthquake Fault Zone, and active faults have not been mapped on the site. The Newport-Inglewood/Rose Canyon Fault, which lies 16 miles from the project site, is the nearest active fault. The potential for a surface rupture on-site is low. Thus, the project would have no impact related to the rupture of a fault.

- ii. Strong seismic ground shaking?*

Less than Significant Impact. The site is located in a seismically active area, as is the majority of southern California. The most significant seismic hazard at the site is considered to be shaking caused by an earthquake occurring on a nearby or distant active fault. Design considerations for the hazard of seismic shaking would be implemented as per the guidelines outlined in the 2013 California Building Code (see Appendix A).

- iii. Seismic-related ground failure, including liquefaction?*

No Impact. The site is underlain predominantly by dense natural deposits (Quaternary alluvial deposits and granitic rocks) which are not considered to be susceptible to liquefaction. Therefore, the potential for

liquefaction and the associated ground deformation occurring beneath the structural site areas is considered low (see Appendix A), and the project would have no impact related to liquefaction.

iv. Landslides?

No Impact. There are no known landslides on or near the project site, and the site is not located in the path of any known landslides; the site is on relatively level terrain. The Geotechnical Investigation found the potential damage to the proposed project due to landsliding or slope instability is considered very low. In addition, the on-site materials are not known to be prone to slope instability in properly engineered slopes (see Appendix A).

b. Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. The project site is an already developed site. The project would include demolition, grading, and construction activities as well as landscaping. As indicated below under Section IX, Hydrology and Water Quality, the project would implement best management practices during construction and operation in compliance with regulations. Project impacts related to soil erosion would be less than significant.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact. The site is not located in an area of known ground subsidence due to the withdrawal of subsurface fluids. The potential for subsidence occurring at the site due to the withdrawal of oil, gas, or water is considered remote. There are no known landslides on or near the project site, and the site is not located in the path of any known landslides. The potential damage to the proposed project due to landslides or slope instability is considered very low. In addition, the on-site materials are not known to be prone to slope instability in properly engineered slopes. The site is underlain by dense natural materials which are not considered susceptible to failure due to lateral spreading; the potential for lateral spreading causing a catastrophic collapse of the proposed structures is considered low (see Appendix A). Impacts related to geology and soils would be less than significant.

d. Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less than Significant Impact. The near-surface materials and underlying geologic formations generally have very low to low expansion potential. The project would include excavation and re-compaction of soils consistent with the Geotechnical Investigation recommendations (see Appendix A). Thus, the project would have a less than significant impact related to expansive soils.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The project would connect with the existing City wastewater system and would not use septic tanks or an alternative wastewater disposal system.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b. *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?*

Less than Significant Impact. Increases in concentrations of greenhouse gas (GHG) emissions generated by human activities have the potential to result in global climate change impacts. GHGs include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Common activities that generate GHGs include vehicular travel, electricity use, natural gas use, water use, and waste generation.

Global climate change could indirectly result in physical environmental impacts related to: extreme heat days; higher concentrations, frequency and duration of air pollution; an increase in wildfires; more intense coastal storms; sea level rise; impacts to water supply and water quality through reduced snowpack and saltwater influx; public health impacts; impacts to near-shore marine ecosystems; reduced quantity and quality of agricultural products; pest population increases, and altered natural ecosystems and biodiversity. Various regulations and policies have been adopted globally, federally, and on a state level to address GHG and associated climate change impacts.

The City of Escondido has prepared a Climate Action Plan (CAP) demonstrating how the City would reduce GHG emissions. The CAP establishes a threshold level of 2,500 metric tons of carbon dioxide equivalent (MTCO₂E) per year for identifying projects that require a project-specific technical analysis to quantify and mitigate project emissions.

Construction activities emit GHGs primarily through combustion of fuels (mostly diesel) in the engines of off-road construction equipment and through combustion of diesel and gasoline in on-road construction vehicles and the commute vehicles of the construction workers. Construction emissions are calculated for each year of construction activity based on the construction equipment profile and other factors determined as needed to complete all phases of construction by the target completion year. Operational sources of emissions include vehicles, energy (electricity and natural gas), area, water and wastewater, and solid waste.

The construction of the project would generate GHGs through hauling of construction waste and vegetation removed during grading, use of construction equipment, and employee travel. The project operation would generate minimal GHG emissions through water use, energy use, waste generation, and vehicle trips.

Residential projects that include less than 70 units of apartments typically generate less than the 2,500 MTCO₂E per year threshold. Due to the nature of development (54-unit multi-family residential infill project with small commercial component) and to the small amount of grading required for the project, implementation of the project is expected to generate less GHG than the City's screening criteria of 2,500 MTCO₂E per year. Therefore, no additional analysis is required, and project impacts would be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- a. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less than Significant Impact with Mitigation Incorporated. A review of Environmental Data Resources indicates that three sites located within one-quarter-mile of the project site have identified impacts to ground water related to benzene, toluene, ethylbenzene, and xylenes compounds, perchloroethylene, and trichloroethylene. These sites are located upgradient of the project site. Due to the shallow depth to ground

water, proximity of the site, and identified water quality concerns, the three referenced sites present moderate risk to the development of the property. Additionally, a high concentration of gas stations, auto stations, and dry cleaners are found within a one-quarter mile of the site which may pose risks to the project site (Appendix C).

The U.S. Environmental Protection Agency (U.S. EPA), California Environmental Protection Agency (CalEPA) and the Occupational Health and Safety Administration (OSHA) regulate hazardous materials, including asbestos- and lead-containing materials. U.S. EPA banned several asbestos-containing products in the 1970s (see 40 Code of Federal Regulations [CFR] Part 61, Subpart M; 16 CFR Part 1305; and 16 CFR 1304). Per OSHA (29 CFR 1926.1101 and 29 CFR 1910.1001), insulation, surfacing, asphalt, and vinyl flooring materials prior to 1980 should be assumed to be asbestos-containing materials and handled accordingly. U.S. EPA and OSHA require proper abatement and disposal of asbestos- and lead-containing materials to protect human health and safety. If the abatement activities involve over 100 square feet of asbestos-containing materials, then the asbestos abatement is required to be completed or overseen by a certified consultant (Title 8, California Code of Regulations (CCR), Article 2.6, Section 341.15). On a local level, these regulations are implemented through County of San Diego Air Pollution Control District (APCD) and the County of San Diego (County) Department of Environmental Health (DEH).

No indoor or outdoor lead, asbestos, or mold assessment or sampling has been conducted for the project. The existing structures on-site have potential to contain asbestos and lead, as they were constructed prior to 1980. As such, the proposed demolition and renovation could result in lead- and asbestos-containing materials becoming airborne and inhalable. The exposure of workers and adjacent residences to lead- or asbestos-containing dust would result in a potentially significant hazardous material impact. All future demolition activities may generate suspect materials that will be required to be handled per federal and state regulations (Appendix C).

To mitigate these potential impacts to below a level of significance, the following shall be implemented:

HAZ-1: Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of one or more on-site structures, a survey shall be performed to determine the presence or absence of asbestos-containing materials in all buildings to be demolished or renovated under the applicable permit. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by the California Occupational Safety and Health Administration (Cal OSHA) pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course. Should regulated asbestos containing materials be found, they shall be handled in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation. Evidence of completion of the facility survey shall consist of a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If present, the letter shall describe the procedures that will be taken to remediate the hazard.

Should asbestos be present, prior to the issuance of the demolition permit or commencement of any asbestos stripping or removal work (such as site preparation that would break up, dislodge or similarly disturb asbestos containing material (ACM), the project applicant shall submit an Asbestos Demolition or Renovation Operational Plan (Notice of Intention) to the City Planning Department. The plan shall be prepared by an asbestos consultant licensed with the California State Licensing Board and certified by Cal OSHA to conduct an asbestos inspection in compliance with the Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) requirements. The Asbestos NESHAP, as specified under Rule 40 CFR 61, Subpart M (enforced locally by the San Diego County Air Pollution Control District (SDCAPCD), under authority, per Regulation XI, Subpart

M - Rule 361.145), requires the Asbestos Demolition or Renovation Operational Plan to include the facility information, project description, presence of asbestos, removal and demolition contractors, means of waste transportation off-site, contingency plan, and certified specialist who will be present on-site during removal of asbestos. Removal of all ACM or presumed ACM on the project site shall be monitored by the certified asbestos consultant and shall be performed in accordance with all applicable laws, including California Code of Regulations, Title 8, Section 1529, Asbestos; OSHA and Cal OSHA standards; and the SDCAPCD Rule 361.145, Standard for Demolition and Renovation. Notification of at least 10 days of any removal or demolition work and payment of the appropriate fee(s) is required by SDCAPCD.

HAZ-2: Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of on-site structures, a survey shall be performed by a California Department of Health Services certified lead inspector/risk assessor to determine the presence or absence of lead-based paint located in all building to be demolished or renovated under the applicable permit. All lead-containing materials scheduled for demolition or renovation must comply with applicable regulations for demolition/renovation methods and dust suppression. Lead-containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5), the worker health and safety requirements (Title 8 CCR Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8). Prior to the issuance of a grading permit or demolition permit, the project applicant shall show proof to the City Planning Department that a Certified Lead Inspector/Assessor, as defined in Title 17, CCR Section 35005, and in accordance with all applicable laws pertaining to the handling and disposal of lead-based paint, has been retained to perform demolition and removal of all existing on-site structures constructed pre-1979 that contain lead-based materials. Lead-based materials exposure is regulated by California Occupational Safety and Health Administration (Cal OSHA). Title 8 CCR Section 1532.1 requires testing, monitoring, containment, and disposal of lead-based materials so that exposure levels do not exceed Cal OSHA standards.

In addition, the project would include typical construction activities, which may involve the use of lubricating oils, paints, solvents, and other materials. Operations and maintenance of the proposed project may also involve small quantities of pesticides, herbicides, cleaning solvents, oils, paints, and other regulated common hazardous materials. The project activities would be completed in compliance with regulations, including the proper use, transport, and disposal of hazardous materials. Establishments within Escondido involved with hazardous materials are regulated by the Hazardous Materials Division (HMD) of the County DEH. The HMD regulates hazardous materials business plans and chemical inventories, hazardous waste permitting, underground storage tanks, risk management plans, and a listing of permitted hazardous materials users within the City (City of Escondido 2012a). The project would comply with the County DEH requirements, including the requirement to prepare and comply with a Hazardous Materials Business Plan as necessary. Compliance with regulations would ensure potential hazardous material use impacts of the project would be below a level of significance.

Suspected hazardous wastes will be analyzed to determine disposal options. Hazardous wastes generated on-site will be handled and disposed of according to applicable local, state, and federal regulations. A solid or liquid waste is considered a hazardous waste if it exceeds the criteria listed in the CCR, Title 22, Article 11.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The site is not within 0.25 mile of an existing school. Project construction and operation activities are not anticipated to result in the emission of hazardous materials. The project would have no impact related to hazardous material emissions near a school.

d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact. A hazardous waste site record search was completed in February 2015, using Geotracker, an online database of hazardous site records maintained by the California State Water Resources Control Board. The project site is not on a list of hazardous material sites. Thus, the project would have no impact related to exposing the public or environment to hazards associated with a listed hazardous material site.

e. *For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?*

f. *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. The site is not located within 2 miles of a private or public airstrip. The nearest airport is McClellan-Palomar, which is located over 12 miles to the west. The project is not located within any airport land use compatibility plan.

g. *Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*

No Impact. The City of Escondido General Plan (2012a) Figure VI-1 illustrates the evacuation routes for the City. In the project vicinity, 17th Avenue, Felicita Avenue, San Pasqual Valley Road, Bear Valley Parkway, Juniper Street, Center City Parkway, and Escondido Boulevard are identified as evacuation routes. The project site is already developed, and the proposed renovations would not impair the use of these roadways for evacuation purposes. Thus, the project would have no impact to emergency response or evacuation plans.

h. *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

Less than Significant Impact. The City of Escondido General Plan (2012a) Figure VI-6 illustrates the wildfire risk within the City. As shown on that map, the site is identified as having a moderate wildland fire risk. The site is not directly adjacent to wildlands, is currently developed, and the project would comply with Fire Code regulations. Considering this, the project's addition of low-income housing would result in a less than significant impact associated with the increased exposure of people or structures to a wildfire risk.

IX. HYDROLOGY AND WATER QUALITY

Would the project:

a. *Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)?*

Less than Significant Impact. A Preliminary Water Quality Technical Report (WQTR) was prepared by Stuart Engineering for the project (Appendix D). Construction and operation of the project would potentially result in the release of sediments, nutrients, trash and debris, oxygen-demanding substances, oil and grease, bacteria and viruses, pesticides, and heavy metals into runoff from the project site. The receiving waters for the project site is the San Elijo Lagoon, which is 303(d) listed for eutrophic, indicator bacteria, and sedimentation/siltation. The project would generate pollutants of concern in San Elijo Lagoon for sediments, nutrients, heavy metals, and organic compounds.

The project would comply with the Municipal Permit requirements to develop a Model Standard Urban Storm Water Mitigation Plan which would outline construction and permanent best management practices (BMPs) to be implemented. The project would employ source control, low-impact development (LID), and treatment control BMPs. Source control BMPs are site planning practices or structures that aim to prevent urban runoff pollution by reducing the potential for contamination at the source. Source control BMPs would include integrated pest-management principles, providing storm water information and signage, and construction and maintenance of on-site storm drain inlets. LID BMPs are storm water management and land development strategies that emphasize conservation and the use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely reflect pre-development hydrologic conditions. LID BMPs include optimizing the site layout, minimizing the impervious footprint, dispersing runoff to adjacent landscaping, and draining impervious surfaces to bioretention facilities, planter boxes, cisterns, or dry wells. Structural treatment BMPs are designed to infiltrate, filter, and/or treat runoff from the project footprint. Bioretention facilities, self-retaining and self-treated landscaped areas, and pervious pavement would be employed for the project.

Implementation of these BMPs, along with regulatory compliance, would preclude any violations of applicable standards and discharge regulations. Project impacts related to water quality would be less than significant.

b. Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially depleting groundwater supplies or substantially interfering with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact. The project would not involve groundwater wells or pumping. The project would slightly increase the impervious surface area; however, the project is not anticipated to affect groundwater recharge.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?

Less than Significant Impact. The project is in the Carlsbad Hydrologic Unit. Runoff from the site and portions of the Escondido Hydrologic subarea drains to San Elijo Lagoon and then to the Pacific Ocean.

Project site runoff drains by surface flow to South Escondido Boulevard via a ribbon gutter and travels southerly for approximately 280 where it discharges into an existing curb inlet. The discharge is conveyed to a public storm drain which travels from South Escondido Boulevard westerly and southerly to West Felicita Avenue. It then travels southerly through private properties and outlets to an existing earthen conveyance northwest of Kit Carson Park and ultimately to San Elijo Lagoon.

The project would collect site runoff to proposed bioretention basins and self-retaining landscaped areas for water quality and hydromodification management. A proposed public storm drain pipe would connect to an existing curb inlet to discharge site runoff similar to the existing conditions. Ultimately, both construction and permanent BMPs would be implemented for the project in compliance with regulations. The project's impact to drainage patterns would be less than significant.

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts?

Less than Significant Impact. See response to IX(c).

e. *Cause significant alteration of receiving water quality during or following construction?*

Less than Significant Impact. See response to IX(a).

f. *Cause an increase of impervious surfaces and associated run-off?*

Less than Significant Impact. The project proposes increase in building density through the construction of three-story buildings to minimize increase in impervious footprint. Landscaping is proposed around the perimeter of the project site to minimize impervious footprint. Runoff from the parking lot and roof downspouts would drain to adjacent landscaped area prior to entering a storm drain system.

g. *Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?*

Less than Significant Impact. The project would comply with all City and RWQCB storm water quality standards during construction and operation. The project would include construction and operational BMPs to maintain water quality [see IX(a)]. The project includes the necessary storm drain system improvements to accommodate any increased flows from the project site (see Appendix D). Thus, project impacts associated with runoff would be less than significant.

h. *Cause potentially significant adverse impact on ground water quality?*

Less than Significant Impact. See responses to IX(a) and IX(c).

i. *Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses?*

Less than Significant Impact. The site drains to the local storm drain system that discharges to Lake Hodges, the San Dieguito River, the San Elijo Lagoon, and ultimately to the Pacific Ocean. Ground waters associated with the project have the following beneficial uses: municipal supply, agricultural supply, and industrial supply (see Appendix D). Implementation of BMPs, along with regulatory compliance, would preclude any violations and reduce project impacts related to water quality to less than significant.

j. *Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?*

Less than Significant Impact. See response to IX(a).

k. *Create or exacerbate already existing environmentally sensitive areas?*

No Impact. There are no environmentally sensitive areas within or near the project site. The project would be constructed on a previously developed site with similar land use.

l. *Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?*

Less than Significant Impact. See response to IX(a).

m. *Impact aquatic, wetland or riparian habitat?*

No Impact. The project site is currently developed and there is no aquatic, wetland, or riparian habitat on-site.

n. *Otherwise substantially degrade water quality?*

Less than Significant Impact. The project would comply with all storm water quality standards during construction and after construction and appropriate BMPs [see IX(a)] would be implemented (see Appendix D). Thus, water quality impacts would be less than significant.

o. *Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

No Impact. Based on a review of Federal Emergency Management Agency (FEMA) flood insurance rate map (FIRM), the site is not within a 100-year floodplain. Site elevations are higher than elevations of the closest mapped floodplain (Escondido Creek approximately 1 mile north of the project site). Based on the map review, the potential for significant flooding of the site is considered to be very low (see Appendix A).

p. *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

No Impact. The project site is not within a 100-year flood hazard area and the project would not expose people or structures to a significant flooding hazard.

q. *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

Less than Significant Impact. The project site is within the Lake Wohlford Dam Failure Inundation Area and the Dixon Lake Dam Failure Inundation Area. A catastrophic dam failure at either of these facilities would likely result in extensive downstream flooding of Escondido Creek, which is approximately 1 mile north of the project site. Regular county, state, and federal inspections of the dams are conducted to minimize failure and flooding risks would reduce any potential impacts to a level below significant (City of Escondido 2012a).

r. *Inundation by seiche, tsunami, or mudflow?*

No Impact. The project site, which is approximately 14 miles from the Pacific Ocean and 660 feet above mean sea level, lies outside the tsunami inundation zone. The site is not downslope of any large body of water that could affect the site in the event of an earthquake-induced seiche. The potential for damage from a seiche is considered low (see Appendix A). The site is in a developed urban area and would not be subject to mudflow.

X. LAND USE PLANNING

Would the project:

a. *Physically divide an established community?*

b. *Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

No Impact. Existing site development includes single-story apartment-style housing units with a swimming pool, driveways, and parking areas, and surrounded by development and public streets on all sides. Therefore, development of new low-income housing and small commercial building would not divide the established community or conflict with any applicable plan. The project's construction would not create any new land use barriers, preclude the development of surrounding parcels or otherwise divide or disrupt the physical arrangement of the surrounding community since the project is considered infill development. Adequate public facilities are available and water and sewer service can be provided to the project with nominal extensions of nearby existing facilities. Therefore, no impact would occur. The site is designated

as “Target Area” (South Escondido Boulevard/Felicita Avenue Target Area) by the General Plan (2012), and follows the “Guiding Principles” outlined in the plan. The lot is currently zoned as CG and a Zone Change to Planned Development-Mixed Use (PD-MU) is proposed to facilitate development of the project in accordance with Section 6(b) “Mixed-Use Project” of the Neighborhood Plan and Article 19 (Planned Development Zone) of the Zoning Code. Per the General Plan (2012), the PD zone is intended to:

encourage the planned development of parcels sufficiently large to permit comprehensive site planning and building design; to provide a more flexible regulatory procedure by which the basic public purposes of the Escondido General Plan and the Escondido Zoning Code may be accommodated; to encourage creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of several land uses, activities and dwelling types; to enhance the appearance and livability of the community through encouragement of creative approaches to the use of land and the design of facilities, etc.

In addition, the proposed mixed-use structures vertically integrate housing above ground-floor commercial uses and would be in compliance with the MU overlay designation in the General Plan.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The site is not located within an area designated for conservation and does not include any native habitat covered by a natural community conservation plan. Thus, the project would have no impact related to land use planning.

XI. MINERAL RESOURCES

Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?*

No Impact. According to the Geotechnical Investigation (see Appendix A), the site is underlain by Quaternary-aged alluvial deposits overlying Cretaceous-aged crystalline granitic basement rocks of the southern California Batholith. Regardless of underlying geology, it would not be feasible to use the site for mining operations due to the site already being developed, the site’s zoning and land use designation, the location of the site within a residential neighborhood, and the site’s size. The City’s General Plan does not identify the project site as an existing or past extraction site. Implementation of the project would result in no impact related to the loss of a local, regional, or state mineral resource.

XII. NOISE

Would the project result in:

- a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Less than Significant Impact. The existing General Plan Community Protection Element establishes noise and land use compatibility standards and outlines goals and policies to achieve these standards. New projects in the City are required to meet the Noise Compatibility Guidelines. A screening level noise analysis was completed by Rothermel Associates (see Appendix E) and is summarized below.

Construction Noise

Construction of the project would generate noise. Noise associated with the removal of the existing structures, grading, and construction could potentially result in short-term noise impacts to adjacent residential properties. A variety of noise-generating equipment would be used during the construction phase of the project such as scrapers, backhoes, front-end loaders, and concrete saws, among others. The Noise Ordinance establishes limits on construction noise generation to 75 average equivalent A-weighted decibels (dB(A) L_{eq}), between the hours of 7:00 a.m. and 6:00 p.m. on weekdays and between the hours of 9:00 a.m. and 5:00 p.m. on Saturdays. The project would comply with the Noise Ordinance and construction noise impacts would be less than significant.

Traffic Noise

The predominant noise affecting the site is due to vehicular traffic on South Escondido Boulevard to the west, and the project would generate an increase in traffic (416 weekday average daily trips) in this area. Noise-sensitive receptors in the area that could be impacted by this traffic noise include single- and multi-family residential uses surrounding the project site. Due to the minimal increase in traffic, implementation of the project would not result in a significant source of traffic noise and impacts would be less than significant.

On-Site Noise and Impacts to On-Site Uses

CEQA is intended to protect the existing environment from impacts that would result from the proposed project. CEQA does not consider impacts of the existing environment on a proposed land use to be significant. However, the City of Escondido has established noise compatibility standards for siting of new development. A significant land use compatibility impact would occur if the proposed project would expose new residences to noise levels in excess of the noise compatibility standards. Therefore, this potential noise-related land use impact is addressed in this analysis. The proposed project on-site noise sources would include rooftop heating, ventilating and air conditioning (HVAC) equipment and parking lots. According to the noise report, current and future interior noise levels would not exceed 39 community noise equivalent level (CNEL) in habitable rooms at the new residential buildings. This meets the city and state criteria of 45 CNEL indoors for habitable rooms. Traffic noise is the main source of noise on the project site. Due to the location and noise level from existing and project traffic along South Escondido Boulevard, which is a City of Escondido Circulation Element Street (Collector Roadway) the existing conditions along the street frontage experience noise levels higher than 60 dB within the project site.

Therefore, prior to the issuance of building permits for the units, the project would be conditioned to submit an interior noise analysis (INA) with the building plans to ensure that the buildings/units are constructed to provide the appropriate construction features to conform to interior noise levels below an L_{dn} or CNEL of 45 dB in any room (windows closed condition). According to the Escondido General Plan, noise levels up to 65 dB(A) CNEL are normally compatible with multi-family residences. With the location and orientation of the buildings themselves as shown on the current site plan, current and future exterior noise levels would not exceed 65 CNEL at open space/play areas. This meets the City's Land Use Compatibility Guidelines as Normally Acceptable. Overall, on-site noise generated by the project would be less than significant.

b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. The project does not propose any uses that would generate ground-borne vibration or noise. Project construction would require pile driving, but noise impacts associated with this activity would be temporary and short term. Normal construction activities would not generate significant vibration. Ground-borne vibration impacts would be less than significant.

c. *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less than Significant Impact. Refer to the analysis under XII(a). Impacts would be less than significant.

d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less than Significant Impact. Refer to the analysis under XII(a). Impacts would be less than significant.

e. *For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

f. *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The project site lies well outside the noise contours for airports in the region and would not expose people to excessive noise levels. No noise reduction measures due to aircraft noise are required for the project.

XIII. POPULATION AND HOUSING

Would the project:

a. *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

b. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Less than Significant Impact. The project proposes development of 48 new residential units and the retention of 6 existing units. The projected population increase of the project would be approximately 157 new residents, assuming each unit would have one additional resident per number of bedrooms provided (i.e., 2 residents for each one-bedroom unit, and 3 residents for each two-bedroom unit), which would not be considered substantial. According to the City's General Plan EIR, SANDAG forecasts that the population in the City will increase to over 168,779 people by 2035. The increase associated with the project would represent less than 0.1 percent of the projected growth. The project would not indirectly induce substantial population growth and would not require the extension of roads or infrastructure as the subject site has been developed for residential use and all utilities and infrastructure are already in place.

The project proposes to remove existing on-site (commercial and other) structures, retain existing residential structures in the western portion of the site, and construct 48 new dwelling units. The existing housing to be removed by the project would be replaced and increased with the development of 48 new residential units. Impacts would be less than significant.

XIV. PUBLIC SERVICES

Would the project:

a. *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

i. *Fire protection?*

No Impact. Implementing the project would not result in an increased demand for fire services. No physical impacts to fire service facilities would occur as a result of project implementation.

ii. *Police protection?*

No Impact. Implementing the project would not result in an increased demand for police services. No physical impacts to police service facilities would occur as a result of project implementation.

iii. *Schools?*

Less than Significant Impact. Implementing the project would result in a potential student generation of approximately 49 school-aged children, which could not result in a slight increase in demand for schools. Impacts would be less than significant. No physical impacts to school facilities would occur as a result of project implementation.

Pursuant to Government Code Section 65995 et seq., new development is assessed fees by school districts to offset demands for service, with limits on the assessment set by state law. The assessment is divided by schools where their service areas overlap. The school fees are collected when building permits are issued.

iv. *Parks?*

No Impact. The project would be in conformance with Article 18B of Chapter 6 of the Escondido Municipal Code, which establishes the public facility fees for the City of Escondido. This article requires that all new residential or nonresidential development pay a fee for the purpose of assuring that the public facility standards established by the City are met with respect to the additional needs created by such development. Because the park portion of the development impact fee provides for public park and recreation facilities required to support the population of the community at build out. No additional park fees are required. The project would not impact public parks.

v. *Other public facilities?*

No Impact. Because the project would slightly increase the population in the area, there could be a slight increase in demand for public services; however, the project would be in conformance with Article 18B of Chapter 6 of the Escondido Municipal Code, which establishes the public facility fees for the City of Escondido. The project would not impact public facilities.

XV. RECREATION

Would the project:

a. *Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

- b. *Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

No Impact. The project would include recreational amenities on-site for the low-income housing residents including a play area, clubhouse, and open space areas. The project would not increase the demand for recreational facilities off-site. Thus, the project would result in no impact to recreational facilities.

XVI. TRANSPORTATION/TRAFFIC

Would the project:

- a. *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?*
- b. *Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

Less than Significant. A Traffic Impact Analysis (TIA) (Appendix F) was prepared to address the proposed project traffic impacts. The City of Escondido analysis methodology and thresholds were used for the analysis. The City considers level of service (LOS) D, E, or F unacceptable. A project that would increase the volume-to-capacity ratio of a segment by more than 0.2, have a speed reduction over 1 mile per hour for arterials, or increased delay by more than 2 seconds at intersections would potentially result in a significant impact per the City's thresholds.

Using published SANDAG trip generation rates approved for use by the City of Escondido, the net increase of 44 units due to the project would generate 416 weekday average daily trips with 74 inbound/73 outbound trips during the AM peak hour, and 78 inbound/78 outbound trips during the PM peak hour.

Using analysis methodologies approved by the City of Escondido, the TIA concluded that the adjacent signalized intersection and unsignalized driveways would continue to operate at LOS B or better with the addition of both project and cumulative projects' traffic volumes. Adjacent segments of South Escondido Boulevard currently operate at LOS E and F, and would continue to do so without or with the project.

The project impacts would not exceed the City's published thresholds of significance. Impacts of the project would be less than significant, and no mitigation measures are required.

- c. *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

No Impact. As indicated above, the project is not located within an Airport Influence Area and would not affect air traffic patterns.

- d. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

No Impact. The project would not include improvements to roadways. No changes to the project's unsignalized access to West 15th Avenue and South Escondido Boulevard are proposed.

e. *Result in inadequate emergency access?*

No Impact. The project would retain the existing access driveway along South Escondido Boulevard and would be required to provide adequate emergency access.

f. *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

No Impact. The project would not adversely affect any public transit, bicycle, or pedestrian facilities. The project would retain the existing sidewalks along the perimeter and would not alter any public transit or the Class III bicycle facilities as proposed in the City of Escondido Bicycle Facilities Master Plan (2012b). Overall, the project would have no impact to public transit, bicycle, or pedestrian facilities.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

a. *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

Less than Significant Impact. Residential development already exists on-site and the project would generate an incremental increase in wastewater due to the 48 additional units. The project would not exceed wastewater treatment requirements. Impacts would be less than significant.

b. *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Less than Significant Impact. Due to the existing on-site residential development and the nature of proposed development (residential), implementation of the project would generate minimal additional water and wastewater demands. As landscaping exists on-site and would continue to exist under the proposed project, water demand from landscaping is not expected to change from implementation of the project. The proposed project would include on-site water and wastewater improvements and connections to existing water and wastewater infrastructure. No further water or wastewater facility improvements would be necessary to serve the project. Thus, the project would have a less than significant impact related to water and wastewater facilities.

c. *Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Less than Significant Impact. The project includes the storm water drainage facility improvements necessary to support the proposed project. See Section IX, Hydrology and Water Quality. Thus, impacts would be less than significant.

d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Less than Significant Impact. Regional water planning documents use zoning and land use designations to determine water demand and to ultimately determine the entitlements needed to provide adequate water supply. The project land use would be consistent with that allowed by the General Plan and proposed revised zoning. In addition, considering the size of the project and the fact that residential development already exists on-site, implementation of the project would require minimal additional water. Therefore, the project would not trigger the need for new entitlements. The project would include landscaping that would require water. The proposed landscaping would include native plants that require low amounts of water. As the amount of water

required would be minimal, and the project would be consistent with the governing land use plans, project implementation would not require additional entitlements. Impacts would be less than significant.

e. *Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Less than Significant Impact. Refer to XVII(a) above. Considering the size of the project and the fact that residential development already exists on-site, the project would generate a minimal increase in wastewater. The project includes all on-site wastewater improvements necessary to serve the project, and no off-site improvements would be required to provide wastewater treatment for the project. Impacts would be less than significant.

f. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Less than Significant Impact. The California Public Resources Code requires each city in the state to divert at least 50 percent of its solid waste from landfill disposal through source reduction, recycling, composting, and transformation. The project would comply with this code.

The proposed project would result in an increased demand for solid waste disposal. The project would generate solid waste during demolition and construction phases, as well as during operations. Construction and demolition waste would be disposed of at regional landfills, green waste centers, and recycling centers, as appropriate. Operational waste would be collected by the Escondido Disposal, Inc. and disposed of at regional landfills. Considering the size of the project and the fact that residential development already exists on-site, the project would not result in a need for new or expanded landfill facilities. Impacts associated with solid waste generation and landfill capacity would be less than significant.

g. *Comply with federal, state, and local statutes and regulations related to solid waste?*

Less than Significant Impact. The project would comply with all federal, state, and local regulations related to solid waste. Therefore, impacts would be less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

a. *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?*

b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)*

c. *Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?*

d. *Where deficiencies exist relative to the City's General Plan Quality of Life Standards, does the project result in deficiencies that exceed the levels identified in the Environmental Quality Regulations {Zoning Code Section 33-924 (a)}?*

Less than Significant Impact With Mitigation. The project would have no significant impact to biological resources. Cumulative impacts of the project would be less than significant. The project would result in significant impacts on historic resources related to demolition of existing structures, but would mitigate these impacts to below a level of significance through CUL-1 (see Section V, Cultural Resources). There is the potential for the project to impact paleontological resources should the grading extend to the depths at which the Quaternary-aged alluvium was encountered. To mitigate the potential impacts to below a level of significance, the project would be required to utilize a paleontological monitor (see CUL-2) during grading. The project would also result in significant hazards impacts related to potential asbestos and lead within existing structures, but would mitigate these impacts to below a level of significance through HAZ-1 and HAZ-2 (see Section VIII, Hazards and Hazardous Materials). All other project impacts would be less than significant without mitigation and no deficiencies related to the City's General Plan Quality of Life Standards would occur. Overall the project would not result in significant effects.

MANDATORY FINDINGS OF SIGNIFICANCE

The project would have potential impacts related to cultural resources and hazards and hazardous materials. With the implementation of the mitigation measures and conditions of approval, the project is not expected to have any significant impacts, either short-term or long-term, nor will it cause substantial adverse effects on human beings, either directly or indirectly. The project will not degrade the quality of the environment for plant or animal communities since the project will not cause fish and wildlife populations to drop below self-sustaining levels, nor reduce the number or restrict the range of endangered plants or animals. The project will not materially degrade levels of service of the adjacent streets, intersections, or utilities. Therefore, in the City of Escondido staff's opinion, the proposed project would not have a significant individual or cumulative impact to the environment.

SUMMARY OF MITIGATION MEASURES

Historic Resources Mitigation:

CUL-1: Existing Buildings - The Veterans Village of San Diego New Resolve-Low Income Housing proposes to retain two buildings within the area of potential effect (APE), the Weir Brothers Construction Company building and the 1961 Adobe Villa Apartment.

- a. **Historic Structure Report.** Prior to construction on the site, the existing historic buildings must be documented according to the National Park Service's (NPS) "Preservation Briefs 43, The Preparation and Use of Historic Structure Reports." The Historic Structure Report (HSR) is the optimal first phase of historic preservation efforts for a significant building or structure, preceding design and implementation of rehabilitation work. The HSR provides a critical first step in planning an appropriate treatment (preservation, restoration, rehabilitation, and reconstruction), determining the character-defining features, understanding how the building has changed over time, and assessing levels of deterioration within the framework of The Standards.
- b. **On-Site Construction Observation.** A qualified historic architect shall make periodic site visits to monitor construction activities to assure compliance with the approved construction documents with regards to historical resources. In the event that previously unidentified historic fabric is discovered, the City shall have the authority to direct or temporarily halt disturbance operations in the area of discovery to allow evaluation of potentially significant resources. The significance of the discovered resources shall be determined by the qualified historic architect in consultation with City staff. City staff must concur with the evaluation procedures to be performed before construction activities are allowed to resume.

Proposed Demolition - The Veterans Village of San Diego New Resolve-Low Income Housing project proposes to demolish two buildings, a carport, and site perimeter walls. The following shall be implemented as part of the demolition process.

- a. **Historic American Building Survey (HABS) Documentation** Prior to demolition, the entire site shall be documented according to the NPS Standards and Guidelines. The documented report must be prepared by a Secretary of the Interior's Qualified Historic Architect and Historian. This documentation, formerly referenced as HABS Level II, shall include 11"x17" measured drawings; historic documentation and description in outline format; and large format quality 4"x5" photographs of the exterior and interior of each of the buildings and site features. If available, copies of historic photographs of the resources shall be included in the documentation. One hardcopy and one electronic (pdf) copy of this documentation shall be submitted to each of the following: the City of Escondido, the Escondido Historical Society, and the Escondido Public Library Pioneer Room.
- b. **Salvage Materials.** Prior to demolition, distinctive representative architectural features shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan, or perhaps removed to another location on site as provided for in The Standards. If reuse onsite is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories.
- c. **Interpretive Signage or Display Panels.** Installation of interpretive signs or display panels in a publicly visible location that describe the history of the site and proposed project is to be

displayed during construction. Historic images, if available or a permanent bronze plaque shall be displayed/installed in an appropriate public or open space area within the site.

CUL-2: Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below.

- A qualified paleontologist or a paleontological monitor shall be on site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist).
- In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense.
- A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.

Hazardous Materials Mitigation:

HAZ-1: Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of one or more on-site structures, a survey shall be performed to determine the presence or absence of asbestos-containing materials in all buildings to be demolished or renovated under the applicable permit. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA approved Building Inspector Course. Should regulated asbestos containing materials be found, they shall be handled in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation. Evidence of completion of the facility survey shall consist of a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If present, the letter shall describe the procedures that will be taken to remediate the hazard.

HAZ-2: Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of on-site structures, a survey shall be performed by a California Department of Health Services certified lead inspector/risk assessor to determine the presence or absence of lead based paint located in all building to be demolished or renovated under the applicable permit. All lead-containing materials scheduled for demolition or renovation must comply with applicable regulations for demolition/renovation methods and dust suppression. Lead-containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5), the worker health and safety requirements (Title 8 CCR Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).



 Project Location

FIGURE 1

Regional Location



NORTH-EAST PROPERTY LINE



VIEW ALONG 15TH AVE. PROPERTY LINE



INTERIOR SITE PHOTO: VILLAS



NORTH-WEST PROPERTY LINE/ ENTRANCE DRIVE OFF 15TH AVE.



INTERIOR SITE PHOTO: POOL



INTERIOR SITE PHOTO: COVERED PARKING



NORTH-EAST PROPERTY LINE



INTERIOR SITE PHOTO: STORAGE SHED



INTERIOR SITE PHOTO: COMMUNITY GARDEN



ADOBE HOUSE ON THE PROPERTY



VIEW ALONG S. ESCONDIDO BLVD. PROPERTY LINE



INTERIOR SITE PHOTO: LOOKING DOWN S. ESCONDIDO BLVD DRIVEWAY



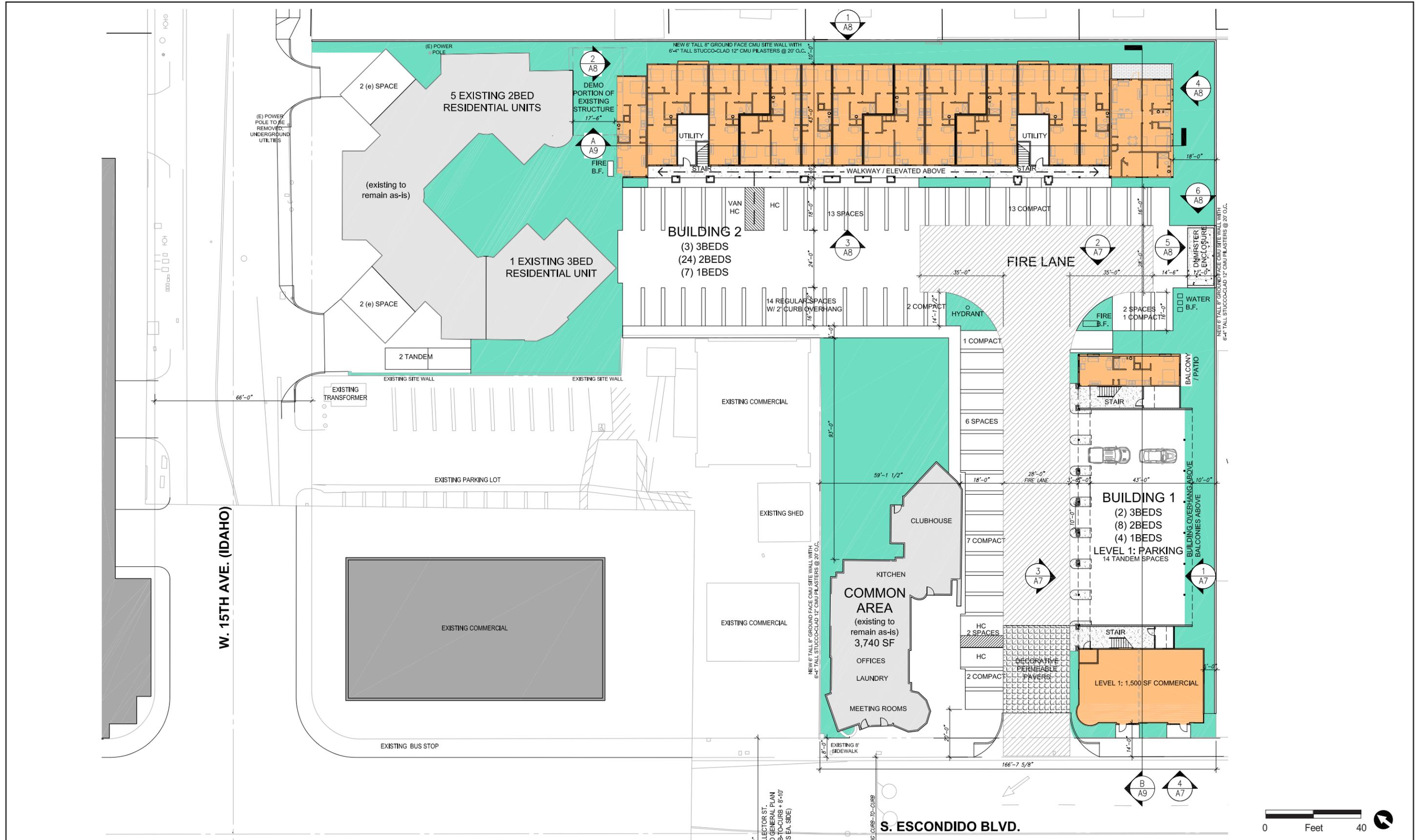


FIGURE 3
Site Plan

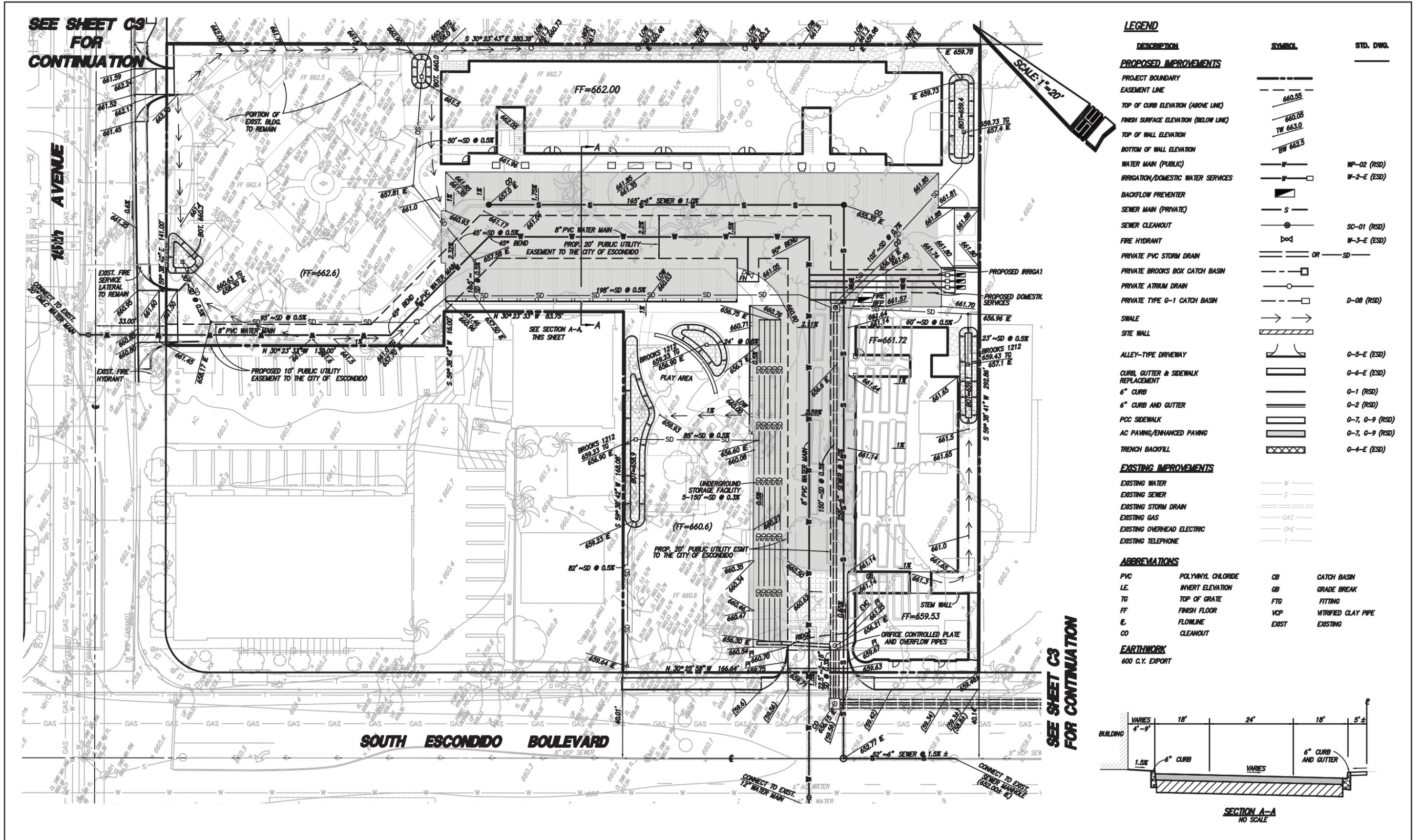


FIGURE 4
Grading Plan

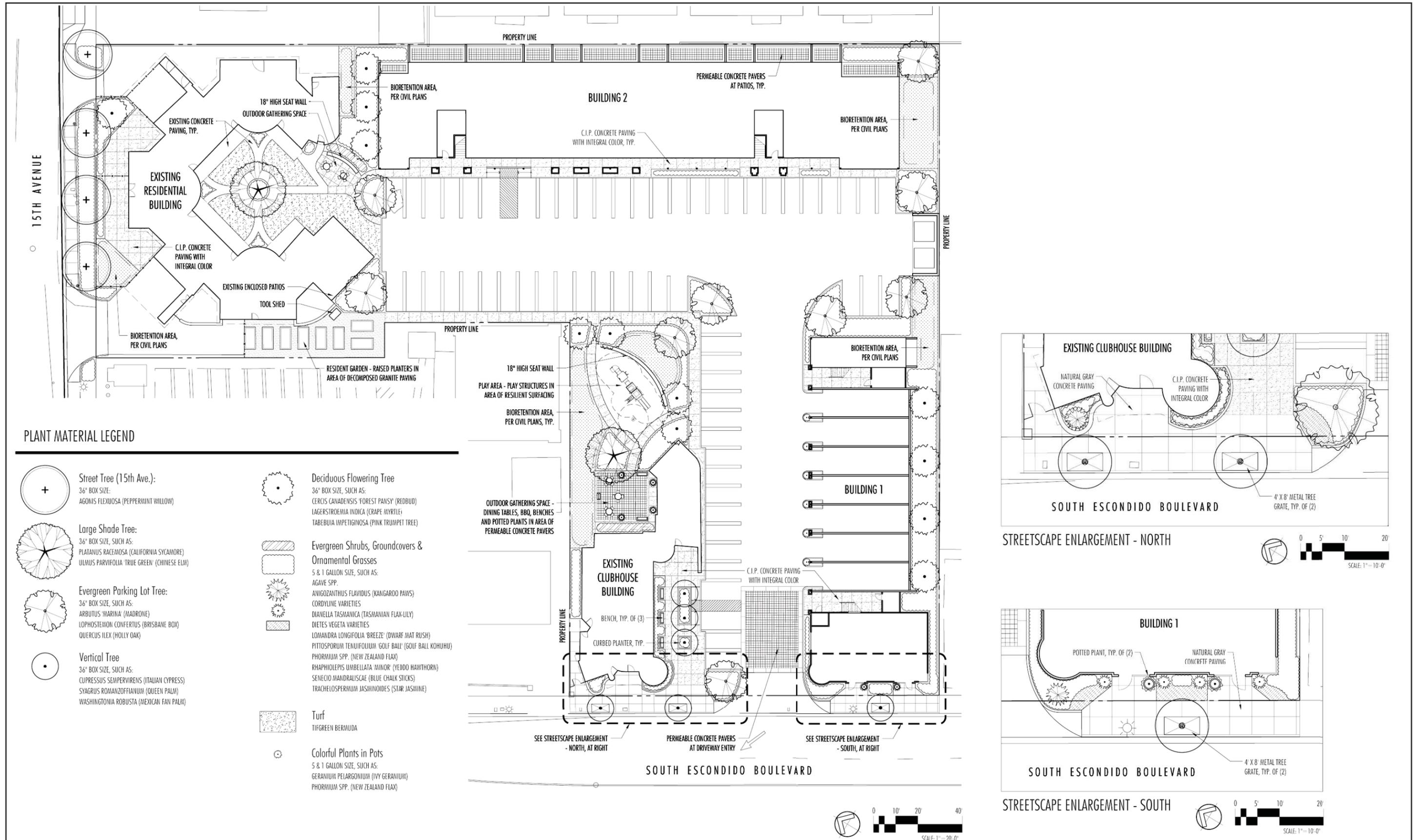


FIGURE 5
Landscape Plan





MATERIAL USED IN PREPARATION OF THIS ANALYSIS

Appendixes

- Appendix A: Geotechnical Investigation Veterans Village of San Diego New Resolve, NV5, June 2014
- Appendix B: Historic Evaluation Report Veterans Village San Diego, Heritage Architecture & Planning, October 2014 and updated March 5, 2015
- Appendix C: Phase I and Limited Phase II Environmental Site Assessment for the Veterans Village of San Diego New Resolve, Dunn Environmental, April 2014
- Appendix D: Preliminary Water Quality Technical Report, Stuart Engineering, December 2014
- Appendix E: Exterior-to-Interior and Exterior-to-Exterior Noise Analysis, Rothermel Associates, June 2014
- Appendix F: Focused Traffic Report VVSD Escondido, Linscott, Law & Greenspan, Engineers, December 2014

Figures

- Figure 1: Regional Location
- Figure 2: Project Location on an Aerial Photograph
- Figure 3: Site Plan
- Figure 4: Grading Plan
- Figure 5: Landscape Plan

Sources of Information

1. Preliminary Water Quality Technical Report, Stuart Engineering, December 2014
2. Geotechnical Investigation Veterans Village of San Diego New Resolve, NV5, June 2014
3. Historic Evaluation Report Veterans Village San Diego, Heritage Architecture & Planning, October 2014
4. Exterior-to-Interior and Exterior-to-Exterior Noise Analysis, Rothermel Associates, June 2014
5. Phase I and Limited Phase II Environmental Site Assessment for the Veterans Village of San Diego New Resolve, Dunn Environmental, April 2014
6. Master & Precise Development Plan Submittal, Delawie, December 2014
7. Focused Traffic Report VVSD Escondido, Linscott, Law & Greenspan, Engineers, December 2014
8. Escondido General Plan, City of Escondido 2012a
9. Bicycle Facilities Master Plan, City of Escondido, 2012b
10. Water Quality Control Plan for the San Diego Basin, RWQCB 2012
11. GEOTRACKER, RWQCB 2015
12. Important Farmland Finder, State of California Department of Conservation, <http://maps.conservation.ca.gov/ciff/ciff.html>. February 2015.
13. Atkins. 2012. City of Escondido Greenhouse Gas Emissions CEQA Thresholds and Screening Tables. Prepared for the City of Escondido. August 22.
14. Atkins. 2012. Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan FEIR. April 23, 2012.
15. California Department of Conservation, Division of Land Resource Protection (CDC). 2010. Farmland Mapping and Monitoring Program – San Diego County Important Farmland 2008. October 2010
16. City of Escondido. 1995. Drainage Master Plan. November 1995.
17. City of Escondido. 2012. Escondido General Plan. May 2012

MITIGATION MONITORING PROGRAM

PROJECT NAME: Veterans Village “New Resolve”

PROJECT LOCATION: 1556 S. Escondido Blvd., Escondido, CA 92025

PROJECT DESCRIPTION: The project involves a Master and Precise Development Plan for a 1.8-acre mixed-use development consisting of a 54-unit affordable multi-family residential apartment project for military veterans and their families.

APPROVAL BODY/DATE: City Council

CONTACT: Jay Paul, Associate Planner

PHONE NUMBER: 760-839-4547

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
<p>Demolition of the arched uncovered porch entry to the four-unit complex at the rear of the site, the 8-foot-high perimeter wall facing South Escondido Boulevard, and the adobe workshop/storage building.</p>	<p>CUL-1: <u>Existing Buildings</u> - The Veterans Village of San Diego New Resolve-Low Income Housing proposes to retain two buildings within the area of potential effect (APE), the Weir Brothers Construction Company building, and the 1961 Adobe Villa Apartment.</p> <p>a. Historic Structure Report. Prior to construction on the site, the existing historic buildings must be documented according to the National Park Service’s (NPS) “Preservation Briefs 43, The Preparation and Use of Historic Structure Reports.” The Historic Structure Report (HSR) is the optimal first phase of historic preservation efforts for a significant building or structure, preceding design and implementation of rehabilitation work. The HSR provides a critical first step in planning an appropriate treatment (preservation, restoration, rehabilitation, and reconstruction), determining the character-defining features, understanding how the building has changed over time, and assessing levels of deterioration within the framework of The Standards.</p> <p>b. On-Site Construction Observation. A qualified historic architect shall make periodic site visits to monitor construction activities to assure compliance with the approved construction documents with regards to historical resources. In the event that</p>	<p>Section V. Cultural Resources</p>	<p>Applicant</p>		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	<p>previously unidentified historic fabric is discovered, the City shall have the authority to direct or temporarily halt disturbance operations in the area of discovery to allow evaluation of potentially significant resources. The significance of the discovered resources shall be determined by the qualified historic architect in consultation with City staff. City staff must concur with the evaluation procedures to be performed before construction activities are allowed to resume.</p> <p><u>Proposed Demolition</u> - The Veterans Village of San Diego New Resolve-Low Income Housing project proposes to demolish two buildings, a carport, and site perimeter walls. The following shall be implemented as part of the demolition process.</p> <p>a. Historic American Building Survey (HABS) Documentation Prior to demolition, the entire site shall be documented according to the NPS Standards and Guidelines. The documented report must be prepared by a Secretary of the Interior's Qualified Historic Architect and Historian. This documentation, formerly referenced as HABS Level II, shall include 11"x17" measured drawings; historic documentation and description in outline format; and large format quality 4"x5" photographs of the exterior and interior of each of the buildings and site features. If available, copies of historic photographs of the resources shall be included in the documentation. One hardcopy and one electronic (pdf) copy of this documentation shall be submitted to each of the following: the City of Escondido, the Escondido Historical Society, and the Escondido Public Library Pioneer Room.</p>				

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	<p>b. Salvage Materials. Prior to demolition, distinctive representative architectural features shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan, or perhaps removed to another location on-site as provided for in The Standards. If reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories.</p> <p>c. Interpretive Signage or Display Panels. Installation of interpretive signs or display panels in a publicly visible location that describe the history of the site and proposed project is to be displayed during construction. Historic images, if available, or a permanent bronze plaque shall be displayed/installed in an appropriate public or open space area within the site.</p>				
<p>A potential exists for the project to impact a significant unique paleontological resource should the grading extend to the depths at which the Quaternary-aged alluvium is encountered.</p>	<p>CUL-2: Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below.</p> <ul style="list-style-type: none"> A qualified paleontologist or a paleontological monitor shall be on site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist). 	<p>Section V. Cultural Resources</p>	<p>Applicant</p>		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	<ul style="list-style-type: none"> In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense. A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities. 				
Disturbance of asbestos-containing materials during demolition and renovation activities.	<p>HAZ-1: Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of one or more on-site structures, a survey shall be performed to determine the presence or absence of asbestos-containing materials in all buildings to be demolished or renovated under the applicable permit. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by the California Occupational Safety and Health Administration (Cal OSHA) pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course. Should regulated asbestos containing materials be found, they shall be handled in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation. Evidence of completion of the facility survey shall consist of a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has</p>	Section VIII. Hazards and Hazardous Materials	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	<p>been completed and that either regulated asbestos is present or absent. If present, the letter shall describe the procedures that will be taken to remediate the hazard.</p> <p>Should asbestos be present, prior to the issuance of the demolition permit or commencement of any asbestos stripping or removal work (such as site preparation that would break up, dislodge or similarly disturb asbestos containing material (ACM), the project applicant shall submit an Asbestos Demolition or Renovation Operational Plan (Notice of Intention) to the City Planning Department. The plan shall be prepared by an asbestos consultant licensed with the California State Licensing Board and certified by Cal OSHA to conduct an asbestos inspection in compliance with the Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) requirements. The Asbestos NESHAP, as specified under Rule 40 CFR 61, Subpart M (enforced locally by the San Diego County Air Pollution Control District (SDCAPCD), under authority, per Regulation XI, Subpart M - Rule 361.145), requires the Asbestos Demolition or Renovation Operational Plan to include the facility information, project description, presence of asbestos, removal and demolition contractors, means of waste transportation off-site, contingency plan, and certified specialist who will be present on-site during removal of asbestos. Removal of all ACM or presumed ACM on the project site shall be monitored by the certified asbestos consultant and shall be performed in accordance with all applicable laws, including California Code of Regulations, Title 8, Section 1529, Asbestos; OSHA and Cal OSHA standards; and the SDCAPCD Rule 361.145, Standard for Demolition and Renovation. Notification of at least 10 days of any removal or demolition work and payment of the appropriate fee(s) is required by SDCAPCD.</p>				

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
Disturbance of lead-based paint containing materials during demolition and renovation activities.	<p>HAZ-2: Prior to issuance of a building permit or other applicable permit that includes demolition or renovation of on-site structures, a survey shall be performed by a California Department of Health Services certified lead inspector/risk assessor to determine the presence or absence of lead-based paint located in all building to be demolished or renovated under the applicable permit. All lead-containing materials scheduled for demolition or renovation must comply with applicable regulations for demolition/renovation methods and dust suppression. Lead-containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5), the worker health and safety requirements (Title 8 CCR Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8). Prior to the issuance of a grading permit or demolition permit, the project applicant shall show proof to the City Planning Department that a Certified Lead Inspector/Assessor, as defined in Title 17, CCR Section 35005, and in accordance with all applicable laws pertaining to the handling and disposal of lead-based paint, has been retained to perform demolition and removal of all existing on-site structures constructed pre-1979 that contain lead-based materials. Lead-based materials exposure is regulated by California Occupational Safety and Health Administration (Cal OSHA). Title 8 CCR Section 1532.1 requires testing, monitoring, containment, and disposal of lead-based materials so that exposure levels do not exceed Cal OSHA standards.</p>	Section VIII. Hazards and Hazardous Materials	Applicant		

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Appendices A-F are bound under separate cover.

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